

**Fill in this information to identify the case:**

Debtor 1 RITA SHINE BIRD

Debtor 2  
(Spouse, if filing) \_\_\_\_\_

United States Bankruptcy Court for the: Western District of Pennsylvania  
(State)

Case Number: 17-21787CMB

**Form 4100N****Notice of Final Cure Payment****10/15**

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

**Part 1: Mortgage Information**

Name of creditor: PNC BANK NA Court claim no. (if known): 4

Last 4 digits of any number you use to identify the debtor's account 0 0 3 2

Property Address: 379 WEST WYLIE AVE  
WASHINGTON PA 15301

**Part 2: Cure Amount**


Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ <u>11,778.61</u>
b. Prepetition arrearage paid by the trustee:	(b) \$ <u>11,778.61</u>
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ <u>0.00</u>
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ <u>0.00</u>
e. Allowed postpetition arrearage:	(e) \$ <u>0.00</u>
f. Postpetition arrearage paid by the trustee:	+ (f) \$ <u>0.00</u>
g. <b>Total.</b> Add lines b, d, and f.	(g) \$ <u>11,778.61</u>

**Part 3: Postpetition Mortgage Payment**

Check one

Mortgage is paid through the trustee.

Current monthly mortgage payment

\$ \$779.20The next postpetition payment is due on 10 / 1 / 2023  
MM / DD / YYYY Mortgage is paid directly by the debtor(s).

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**Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)**

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

 /s/ Ronda J. Winnecour  
Signature

Date 08/31/2023

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA  
600 GRANT STREET  
SUITE 3250 US STEEL TWR  
PITTSBURGH, PA 15219

Contact phone (412) 471-5566

Email [cmecf@chapter13trusteewdpa.com](mailto:cmecf@chapter13trusteewdpa.com)

Debtor 1 **RITA SHINE BIRD**  
Name

Case number (if known) **17-21787CMB**

### Disbursement History

Date	Check #	Name	Posting Type	Amount
<b><u>MORTGAGE ARR. (Part 2 (b))</u></b>				
12/21/2018	1103544	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	127.30
01/25/2019	1106785	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	337.52
03/25/2019	1113311	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	675.04
04/26/2019	1116629	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	337.52
05/24/2019	1120018	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	350.16
06/25/2019	1123436	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	350.16
07/29/2019	1126873	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	360.28
08/27/2019	1130357	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	360.28
10/24/2019	1136996	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	91.08
11/25/2019	1140453	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	343.84
12/23/2019	1143846	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	343.84
01/28/2020	1147307	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	345.11
02/25/2020	1150832	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,466.50
03/23/2020	1154315	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	254.32
05/26/2020	1161096	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	18.44
06/26/2020	1164258	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	657.20
07/29/2020	1167351	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	100.00
08/25/2020	1170429	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	100.00
09/28/2020	1173531	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	100.00
10/26/2020	1176618	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	116.94
11/24/2020	1179687	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	116.94
12/21/2020	1182626	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	116.94
01/25/2021	1185617	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	839.81
08/26/2021	1207930	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	230.81
01/26/2022	1223280	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	233.47
02/23/2022	1226152	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	187.24
03/25/2022	1229124	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	160.72
04/26/2022	1232162	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	883.37
01/26/2023	1257996	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	187.63
02/23/2023	1260586	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	378.59
03/28/2023	1263373	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	378.59
04/25/2023	1266181	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	378.59
05/25/2023	1269051	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	378.59
06/26/2023	1271940	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	471.79
				<u>11,778.61</u>

### **MORTGAGE REGULAR PAYMENT (Part 3)**

08/25/2017	1051807	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,797.72
09/26/2017	1055130	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	908.06
10/25/2017	1058488	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	600.41
11/21/2017	1061737	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	300.23
12/21/2017	1065044	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	632.81
01/25/2018	1068467	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,053.65
02/23/2018	1071650	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	456.04
03/28/2018	1074836	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	808.94
04/24/2018	1078083	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	671.42
05/25/2018	1081359	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	753.37
06/22/2018	1084478	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	397.13
07/26/2018	1087724	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	863.82
08/28/2018	1090943	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.99
09/25/2018	1094076	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.99
10/29/2018	1097322	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.99
11/27/2018	1100442	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	399.24
12/21/2018	1103544	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	750.02
01/25/2019	1106785	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
02/25/2019	1110026	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	399.07
03/25/2019	1113311	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	749.47
04/26/2019	1116629	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
05/24/2019	1120018	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
06/25/2019	1123436	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
07/29/2019	1126873	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
08/27/2019	1130357	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
09/24/2019	1133620	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	406.62

Debtor 1

**RITA SHINE BIRD**  
Name

Case number (if known) **17-21787CMB**

**Disbursement History**

Date	Check #	Name	Posting Type	Amount
<b><u>MORTGAGE REGULAR PAYMENT (Part 3) Continued...</u></b>				
10/24/2019	1136996	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	741.92
11/25/2019	1140453	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
12/23/2019	1143846	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
01/28/2020	1147307	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
02/25/2020	1150832	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
03/23/2020	1154315	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	574.27
04/27/2020	1157761	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	839.34
05/26/2020	1161096	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	755.00
06/26/2020	1164258	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
07/29/2020	1167351	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
08/25/2020	1170429	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
09/28/2020	1173531	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
10/26/2020	1176618	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
11/24/2020	1179687	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
12/21/2020	1182626	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.87
02/22/2021	1188739	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	470.71
03/26/2021	1192048	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,317.94
04/26/2021	1195283	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	414.84
05/25/2021	1198394	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,226.17
06/25/2021	1201581	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	404.20
07/26/2021	1204782	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	830.79
08/26/2021	1207930	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,116.33
09/24/2021	1211030	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	303.60
10/25/2021	1214106	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	713.25
11/22/2021	1217142	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	757.65
12/23/2021	1220217	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.38
01/26/2022	1223280	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,059.37
02/23/2022	1226152	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.65
03/25/2022	1229124	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	722.65
05/25/2022	1235205	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	973.36
06/27/2022	1238228	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	881.23
07/26/2022	1241164	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	876.12
08/24/2022	1244047	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	174.89
09/27/2022	1246929	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	416.84
10/25/2022	1249730	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	824.80
11/23/2022	1252523	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	816.04
12/22/2022	1255264	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	827.12
01/26/2023	1257996	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	1,437.33
02/23/2023	1260586	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
03/28/2023	1263373	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
04/25/2023	1266181	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
05/25/2023	1269051	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
06/26/2023	1271940	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
07/25/2023	1274684	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
08/25/2023	1277466	PNC BANK NA	AMOUNTS DISBURSED TO CREDITOR	779.20
				<hr/> 50,907.97

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

RITA SHINE BIRD  
379 WEST WYLIE AVENUE  
WASHINGTON, PA 15301

SCOTT R LOWDEN ESQ\*\*  
NICOTERO & LOWDEN PC  
3948 MONROEVILLE BLVD STE 2  
MONROEVILLE, PA 15146

PNC BANK NA  
3232 NEWMARK DR  
MIAMISBURG, OH 45342

KML LAW GROUP PC\*  
701 MARKET ST STE 5000  
PHILADELPHIA, PA 19106

8/31/23

/s/ Roberta Saunier

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Administrative Assistant  
Office of the Chapter 13 Trustee